

**SCHIAVONE
DIAMOND**

ROYAL LePAGE
Royal LePage Real Estate
Services Ltd., Brokerage



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Welcome to...
25 Millicent Street





Main Level

Entry

Single door entry, hardwood parquet floor

Living Room 10'5" x 9'8"

Hardwood parquet floor, window with front yard view

Dining Room 12'1" x 9'8"

Hardwood parquet floor, window with rear yard view, 5 light chandelier

Eat-In Kitchen 13'4" x 11'1"

Ceramic tile floor, white cabinets, laminate counter, ceramic tile backsplash, double stainless steel sink, stainless steel fridge, stove, hood fan and built-in dishwasher, pot lights, 2 windows with side and rear yard view, walkout to rear yard

Bedroom Level

Master Bedroom 12'1" x 10'5"

Hardwood parquet floor, closet, 2 windows overlooking front yard

2nd Bedroom 12'1" x 9'8"

Hardwood parquet floor, closet, window with blind overlooking rear yard

3rd Bedroom 11'5" x 7'5"

Hardwood parquet floor, window overlooking rear yard

4pc Bath

Renovated bath with tile floor, large shower with tile surround, glass door, shampoo shelf and bench seat, white vanity with integrated sink, chrome faucet and fixtures, mirrored medicine cabinet

Basement

- Separate entrance from rear yard
- Laminate flooring in recreation area (10'8" x 13'9") and bedroom (7'7" x 22')
- 2nd kitchen (10'3" x 7'6") with white cabinets, laminate counter, stainless steel sink, fridge and stove, tile floor
- 5pc bath with tile floor, wood vanity with granite counter and undermounted sink, medicine cabinet, toilet, bidet, tub/shower combination with ceramic tile surround

Laundry Room (18' x 6')

Tile floor, laundry sink with faucet, upper cabinets, washer and dryer included, storage and shelving

Exterior & Additional Features

- Brick and vinyl siding exterior, large covered front sitting porch with wrought iron railings, garden bed, aggregate walkway
- Fully fenced yard, concrete patio with wrought iron railings, separate entrance to basement, concrete walkway to detached garage (parking for 2 cars)
- Furnace and A/C replaced 2006
- Rinnai tankless water heater installed 2013
- 220 amp breaker panel
- Lot Size 19' x 126'